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|--|----------------------------|--|-------------------------------------|----------------------------------|-----------|-------------------|-----------|
| Delegated Report | | Analysis sheet | | Expiry Date: | | 10/06/2011 | |
| | | N/A / attached | | Consultation Expiry Date: | | 27/05/2011 | |
| Officer | | | | Application Number(s) | | | |
| David Glasgow | | | | 2011/1974/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 24 St Crispin's Close London NW3 2QF | | | | Refer draft decision notice | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Erection of a two storey rear extension and insertion of rear door to dwelling house (Class C3). | | | | | | | |
| Recommendation(s): | | Grant Planning Permission | | | | | |
| Application Type: | | Householder Application | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 01 | No. of responses | 00 | No. of objections | 00 |
| | | | | No. electronic | 00 | | |
| Summary of consultation responses: | | A site notice was displayed on 06/05/2011 expiring on 27/05/2011. No objections were received as a result. | | | | | |
| CAAC/Local groups comments: | | N/A | | | | | |

Site Description

The site is a two storey semi detached single dwelling house constructed in the early 1980's, located on the northern side of St Crispin's Close backing onto the railway line. The site is not located within a conservation area and is not listed; however a condition was imposed on the original permission restricting permitted development rights.

Relevant History

There is no relevant history to the present application.

Relevant policies

LDF Core Strategy and Development Policies

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

Camden Panning Guidance

Assessment

Proposal

It is proposed to erect a two storey rear extension to create additional living space for the existing dwelling. The extension will measure 5.2m in height, 2.9m in depth and 3.9m in width. The extension will be constructed of matching brick and incorporate a flat roof. It is also proposed to insert a door at ground floor level to the rear of the property

Design

Paragraph 19.16 of the CPG states that in most cases, extensions that are higher than one full storey below roof eaves/parapet level will be strongly discouraged. The rationale being to prevent dominant incongruous additions which harm the original character of buildings.

The St Crispin's Close development comprises various two-storey semi-detached and terraced dwellings of identical materials and varying form arranged around small cul-de-sacs and communal courtyards/green spaces. All properties were constructed as part of the same development in the 1980's

The host dwelling is a very basic two storey building with a rectangular footprint of no particular architectural merit with no architectural features, fenestration or windows located on either side or rear elevations. The proposed addition replicates the existing featureless character and constructed of matching materials, would read as part of the original dwelling. Due to the variety of built form within the St Crispin's Close development, the extension would be almost indistinguishable from the other original buildings. Furthermore due to its location at the rear of the property the extension could not be viewed from St Crispin's Close and would only be visible from communal gardens immediately to the side and the railway tracks to the rear. Despite the proposal being contrary to the CPG with respect to height, due to its sensitive design and obscured location, it is not considered to harm the character or appearance of the host building, its attached neighbour or the street scene and is considered acceptable.

Amenity

Sunlight/Daylight and Outlook

Neither the subject site nor its attached neighbour contains windows or doors on their rear elevations. Nevertheless, the setback of the extension 4.1m from the shared boundary is sufficient to protect against loss of sunlight or daylight to the neighbouring garden and any door or windows installed in future.

Open space

The proposed extension leaves more than half the rear garden still available for use as outdoor space and the large front garden which is the main outdoor space serving the house, is unaffected by the proposal.

Privacy

The proposed first floor window facing the neighbouring property no.25 is to be non-opening and obscure glazed to protect neighbouring privacy. It is recommended that this be secured by condition.

Recommendation

Grant Planning Permission

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